23 Heol Cae Tynewydd

Loughor, Swansea, SA4 6PW

Offers Around £130,000

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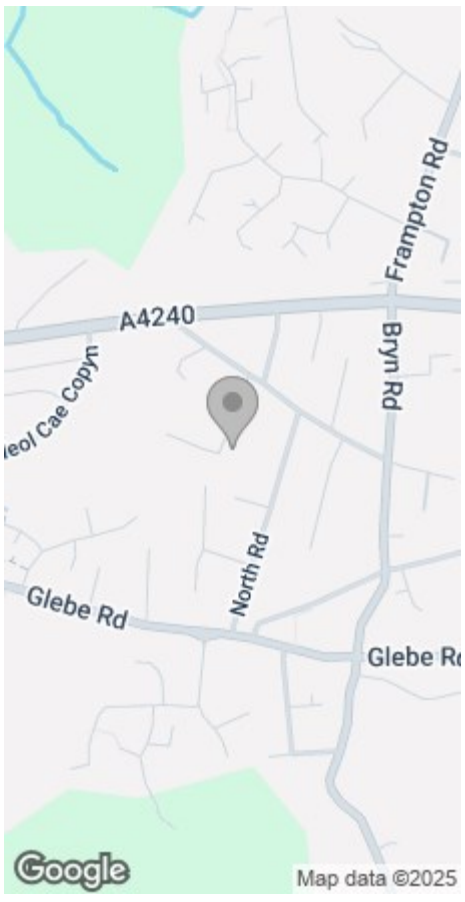


FLOOR PLAN

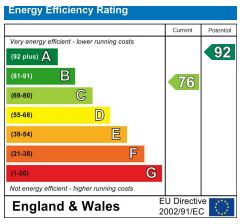


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Nestled in a private cul-de-sac of Heol Cae Tynewydd in Loughor, Swansea, is this two-bedroom coach house apartment which presents an excellent opportunity for first-time buyers or someone looking to down size. The property boasts a spacious open-plan living area, perfect for both relaxation and entertaining.

The design allows for a seamless flow between the living room and kitchen, creating a warm and inviting atmosphere. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it easy to create a comfortable sanctuary.

The bathroom is conveniently located, ensuring practicality for everyday living. In addition to the interior comforts, this coach house features a garage with additional utility space to the rear. The property also includes parking space for two vehicles, a valuable asset in today's busy world. With its modern layout and convenient location, this coach house is not only a lovely home but also an ideal investment for those looking to step onto the property ladder.

FULL DESCRIPTION

Entrance

Hallway

Kitchen/Open Plan Living Space
18'0" x 3'5" (5.5m x 1.06m)

Bedroom 1
13'1" x 8'7" (4.00m x 2.62m)

Bedroom 2
10'4" x 9'3" (3.17m x 2.83m)

Family Bathroom
7'1" x 5'8" (2.16m x 1.73m)

Utility Room

Parking
Garage (5.21m x 2.87m)

Council Tax Band = C





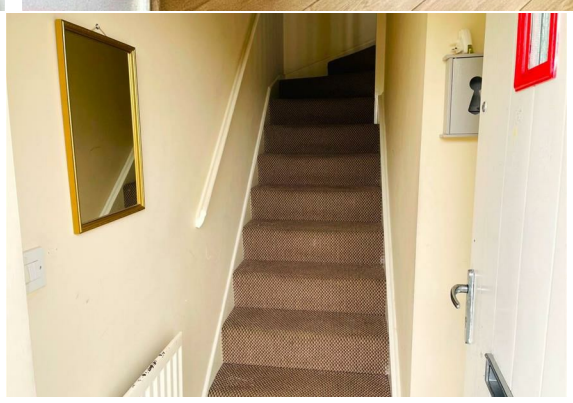




















Tenure
LEASEHOLD - The lease is 999 years from 1st January 2011.The yearly ground rent is £228.20.

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability